058.0	0002	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	603,100 / 603,100
					USE VALUE:	603,100 / 603,100
					ASSESSED:	603,100 / 603,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHUETTE DANIEL R & DOROTHY H
Owner 2:	
Owner 3:	
Street 1:	49 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CARRON LINDA -
Owner 2:	-
Street 1:	49 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 758 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6704.000	168,000	300	434,800	603,100
Total Card	0.154	168,000	300	434,800	603,100
Total Parcel	0.154	168,000	300	434,800	603,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 795.65 /Parcel: 795.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38195
GIS Ref:
GIS Ref:
Insp Date: 08/28/18

!4944!

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	168,000	300	6,704.	434,800	603,100		Year end	12/23/2021
2021	101	FV	163,600	300	6,704.	434,800	598,700		Year End Roll	12/10/2020
2020	101	FV	163,700	300	6,704.	434,800	598,800	598,800	Year End Roll	12/18/2019
2019	101	FV	143,600	300	6,704.	428,600	572,500	572,500	Year End Roll	1/3/2019
2018	101	FV	143,600	300	6,704.	329,200	473,100	473,100	Year End Roll	12/20/2017
2017	101	FV	143,600	300	6,704.	310,600	454,500	454,500	Year End Roll	1/3/2017
2016	101	FV	143,600	300	6,704.	285,700	429,600	429,600	Year End	1/4/2016
2015	101	FV	140,500	300	6,704.	267,100	407,900	407,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:24:12

LAST REV

Date	Time
09/11/18	11:00:25
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 4944

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CARRON LINDA	55065-170		7/28/2010		374,000	No	No		
GRIMANIS JAMES	28662-170		6/3/1998		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2004	80	New Wind	7,900					

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Measured	372	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/13/2000	Mailer Sent		
1/8/2000	Measured	277	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38195
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6704		Sq. Ft.	Site		0	70.	0.93	6									434,783						434,800	

Total AC/HA:	0.15390	Total SF/SM:	6704	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	434,783	Spl Credit		Total:	434,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	243433
Depreciation:	75464
Depreciated Total:	167969

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

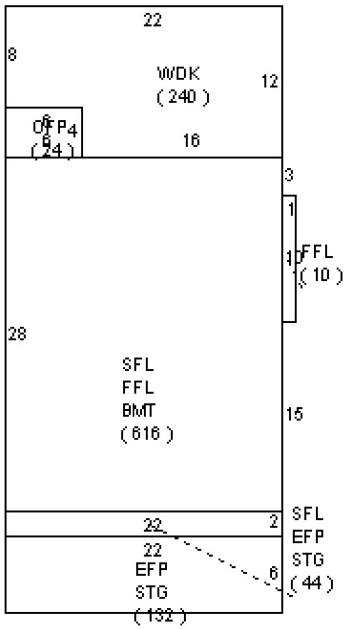
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	84.42
Final Total:	168000	Val/Su SzAd	221.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	626	173.730	108,753
BMT	Basement	616	52.120	32,105
WDK	Deck	240	10.060	2,415
EFP	Enclos Porch	176	42.260	7,438
STG	Storage	176	7.060	1,243
SFL	Second Floor	132	173.730	22,932
OFP	Open Porch	24	43.560	1,045
	Net Sketched Area:	1,990	Total:	175,931
Size Ad	758	Gross Area	2518	FinArea 758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	20				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	1960	6.00	T	40.8	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300

IMAGE

AssessPro Patriot Properties, Inc